

Terms and Conditions of the sale of the property

Description of the property

Flat No. 01, Ground Floor, 'A' Wing, "Karimi Apartment CHSL", Plot No. 5, Oshiwara Garden Road, Jogeshwari(West) , Mumbai 400 102

- 1) The inspection of the property will be allowed to the intending purchasers with prior appointment of our **Mr. Yashwant G. Khedkar, (Contact No. 9004800104)** Authorized Representative.
- 2) The intending purchasers will have to give his / their offers through e-mail. The e-mail ids are given as below.
arekar@sicomindia.com
ykhedkar@sicomindia.com
- 3) The highest offeror will be given an opportunity to improve the offer.
- 4) Terms and conditions will be binding on the intending purchaser.
- 5) The sale is subject to the confirmation by higher authority of SICOM Ltd.
- 6) The sale is subject to compliance of the provisions of Income Tax Act 1961, if any or any other Act if required in regard to the properties put up for sale.
- 7) It is the discretion of the SICOM to accept or reject of the offer received for purchase of the property.
- 8) The Sale will remain open till the suitable offer is received.
- 9) The purchaser will have to pay the entire amount within 30 days from the date of acceptance of the offer (excluding Saturdays, Sundays and Public Holidays, if any). Upon the payment of the entire purchase price the purchaser shall take the possession of the property within 30 days from the date of payment.
- 10) The SICOM does not provide any guarantee as to the quality, Area, boundary, description or specification of the immovable property in the Scheduled offeror for sale. The intending purchaser are to satisfy themselves in this regard after physical inspection (spot inspection) of the assets and the purchaser will be deemed to have made their offer with full knowledge as to the defects, if any, in the description quality area, boundary and description of the assets offered for sale and SICOM shall not entertain any complaint in this regard after the offer is accepted.
- 11) The successful purchaser shall take delivery of the assets sold at his own cost within 30 days from the date of payment of full purchase consideration. In case he fails to take the delivery within the stipulated time period SICOM is not responsible for any theft fire accident natural calamities and other risks after the expiry of the 30 days from the full payment of purchase consideration.

- 12) The purchaser shall be liable to pay taxes, charges, fees and outgoings in respect of assets payable to any authorities.
- 13) SICOM shall not enter into any covenant as to warranty titles or otherwise in respect of the immovable property.
- 14) The sale may be withdrawn by SICOM without assigning any reason thereof. SICOM will not entertain any offers received after the highest offer is accepted.
- 15) The offeror shall have to prepare all documents in connection with the sale of the property and submit the same to SICOM for approval on his / their own costs.
- 16) The cost of Stamp Duty and Registration charges and all other charges in connection therewith shall be paid and born by the offeror/ purchaser.
- 17) The Sale deed or any other documents of transfer of the property shall be executed within 3 months from the date of confirmation of the sale in favor of offeror.
- 18) The purchaser is purchasing the said properties with full knowledge and subject to all reservation, if any in the master plan and / or development plan of draft development plan or town planning Scheme affecting the said properties.
- 19) The properties are being sold on “**AS IS WHERE IS AND WHATEVER THERE IS BASIS**” and purchaser shall not be entitled to raise any objection as to description area, boundary the same are believed to be and shall be taken as correct and if any error or misstatement or omission is discovered in the particulars of the properties, the same shall not annul the sale nor shall be entitled to any compensation from SICOM.